



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PJ-2**

August 3, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
OLIVE VIEW-UCLA MEDICAL CENTER
APPROVE LIST OF PREQUALIFIED CONTRACTORS
ADOPT AND ADVERTISE
SPECS. 6569; C.P. 86537
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve the recommended list of prequalified general contractors for the Senate Bill (SB) 1953 Seismic Retrofit project at Olive View-UCLA Medical Center (Enclosure B).
2. Adopt final plans and specifications for the Olive View-UCLA Medical Center SB 1953 Seismic Retrofit project, and authorize the Director of Public Works to request bids from the prequalified list of contractors.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

On April 18, 2006, your Board adopted preliminary plans and specifications for the SB 1953 Seismic Retrofit project at Olive View-UCLA Medical Center, approved the use of the Board-adopted Bidder Prequalification Process to select general contractors, and authorized advertising for bids.

Three Statements of Qualifications were received by the amended submittal deadline of June 1, 2006, from general contractors responding to the Request for Statements of Qualifications. They were reviewed and an initial finding identified that all three firms failed to meet the qualification requirements. All responders were notified of the deficiencies in their submittals, and were given an opportunity to submit additional materials to demonstrate their ability to satisfy the qualification requirements. Two firms responded by submitting additional material and were found to fully satisfy the requirements. The third firm provided a statement that it could not meet the prequalification requirements and was eliminated from consideration. As listed in Enclosure B, the Committee's final findings identify two contractors that met all the required criteria and one that did not and was disqualified.

Approval of the recommended actions will establish the list of prequalified general contractors, adopt final plans and specifications for construction, and initiate the second phase of the bidding period beginning August 16, 2006, and ending October 12, 2006.

Implementation of Strategic Plan Goals

These actions are consistent with the County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being by investing in public health infrastructure to enhance the safety of the patients and staff.

FISCAL IMPACT/FINANCING

The total project budget for the SB 1953 Seismic Retrofit at the Olive View-UCLA Medical Center at this time remains as originally authorized at \$23,514,000.

Construction will be funded through the issuance of long-term, tax-exempt bonds. The Chief Administrative Office and Treasurer and Tax Collector will return to your Board with final financing recommendations at the time of the Construction Contract award.

The Project Schedule and Budget summaries are included in Enclosure A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On November 13, 2001, your Board adopted the Bidder Prequalification Policy and Procedures to be used for selection of qualified contractors on County Capital projects.

ENVIRONMENTAL DOCUMENTATION

On April 18, 2006, your Board made a finding that this project is categorically exempt under the California Environmental Quality Act.

CONTRACTING PROCESS

Under the bidder prequalification process, the bidding period is lengthened and will require three Board actions instead of the two actions normally associated with the standard capital project construction bid and award process.

The initial action approved by your Board on April 18, 2006, approved the selection criteria to be used in determining prequalified bidders, adopted preliminary plans and specifications, and authorized the advertising of Request for Statement of Qualifications that began on April 19, 2006. Under this action, your Board is being asked to approve the list of prequalified contractors, adopt final plans and specifications, and authorize the Director of Public Works to request bids from the prequalified list of contractors. In the third step, your Board will be asked to award a Construction Contract to the apparent lowest responsible bidder.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will have no impact on current services or projects. At the time of the seismic retrofit construction, disruption and temporary relocation of services within the Olive View-UCLA Medical Center is anticipated. However, Public Works and Health Services have developed specific construction phasing plans and move management strategies that will minimize the impact on services.

The Honorable Board of Supervisors
August 3, 2006
Page 4

CONCLUSION

Please return an adopted copy of this letter to Public Works and the Chief Administrative Office (Capital Projects Division).

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

GBB:js

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Enc. 2

cc: County Counsel
Department of Health Services
Treasurer and Tax Collector

August 3, 2006

ENCLOSURE A

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
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I. PROJECT SCHEDULE

Project Activity	Board-Approved Schedule	Revised Schedule
Project Needs Assessment	12/31/00	12/31/00*
Project Feasibility	12/31/00	12/31/00*
Project Program	12/31/00	12/31/00*
Design		
Design Services Contract Execution	02/06/02	02/06/02*
Construction Document Submittal	02/19/04	02/19/04*
Jurisdictional Approval	01/25/05	01/25/05*
Construction Bid	09/21/06	10/12/06
Construction		
Substantial Completion	07/09/08	07/30/08**
Acceptance	09/07/08	09/28/08

* Actual completion date.

** The SB 1953 January 1, 2008, deadline will not be met pending the completion of the Olive View-UCLA Emergency Services Expansion and Tuberculosis Unit and the Psychiatric Emergency Unit Expansion projects, which are scheduled for 2009 and 2010 completion, respectively. We will be applying for a deadline extension from the Office of Statewide Health Planning and Development in November 2006.

II. PROJECT BUDGET

Budget Category	Board-Approved Project Budget
Land Acquisition	\$ 0
Construction	
(a) Estimated Construction Cost	\$11,257,000
(b) Change Order Allowance	<u>2,722,000</u>
Subtotal	\$13,979,000
Equipment	\$ 0
Plans and Specifications	\$ 2,148,000
Consultant Services	
(a) Project/Construction Management Services	\$ 4,737,000
(b) Additional/Optional/Reimbursable Services	<u>1,247,000</u>
Subtotal	\$ 5,984,000
Jurisdictional Review, Permits, and Fees	\$ 263,000
County Services	\$ 1,119,000
Miscellaneous Expenditures	\$ 21,000
TOTAL	\$23,514,000

Note: The current project budget is not impacted by the recommended actions.

August 3, 2006

ENCLOSURE B

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
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RESPONDERS	PASS	FAIL
McCarthy Building Companies, Inc	X	
Perera Construction and Design, Inc.	X	
Tower Engineering		X